

a good stream of water passes through the farm, the improvements consist of one and a half story Log and Weatherboarded House containing three rooms and kitchen on first floor, good back barn nearly new (one horse, hog shed, hog house and all other necessary out buildings, there is an excellent spring of good water with Spring house convenient to the dwelling there is a thriving Orchard of choice fruit trees in full bearing on the premises consisting of Apples Peaches Pears Grapes Cherries &c, this property adjoins the Land of Lewis Rice, Stephen A Bowler, Daniel Shaff, Andrew Keeler and others and is considered a valuable Middleton Valley (near a good Mill is near by), the farm will be sold in the whole or divided to suit purchasers, the growing crops and all personal property now upon the premises are reserved from sale with free ingress and egress to secure the same

Second A House and Lot, situate in the central part of the town of Jefferson, the house is of two stories high built of brick with back building attached and containing Parlor Hall, Dining room and kitchen on first floor and cellar under the house the Lot fronts 37 feet and running back 264 feet with front inlet to drive in, stable and other necessary out-buildings on the premises, this is a very fine property having excellent fruit such Grapes, Peas, Peaches and water convenient. Auction given of same and house on the 1st day of April 1876 Terms of Sale One third of the purchase money to be paid on the day of sale or the ratification thereof by the Court, the balance in two equal annual payments with interest from day of sale the purchaser or purchasers giving their notes with approved security, upon the payment of the whole purchase money and not before a good and sufficient deed will be given. The farm will be shown to any one desiring to purchase by Mrs Henry Sumner who resides thereon Mrs Rice living in the house at Jefferson will show the property to any one desiring to view the same as the trustee living in South Market St Frederick.

L Vanforen }
Auct. }

John P Heffner

Trustee

Acknowledgment of Purchase

Jefferson Frederick County Md. Jan'y 20th 1876
I hereby acknowledge that I have this day purchased at public sale of John P Heffner trustee for the sale of the Real Estate of Perry & Rice late of Frederick County deceased, the House Farm containing 135 Acres of Land more or less together with all the improvements and appurtenances thereto belonging as described in the annexed printed advertisement at and for the sum of \$35 per Acre and upon the conditions set forth in the said printed advertisement.

Witness my hand and seal this day above written

Witness }
Levi Vanforen Auct }

J. P. Bowler 

Acknowledgment of Purchase

Jefferson Frederick County Md. Jan'y 20th 1876
I hereby acknowledge that I have this day purchased at public sale of John P Heffner trustee for the sale of the Real Estate of Perry & Rice late of Frederick County the House and Lot of ground situated in the town of Jefferson Frederick County and more particularly described in the annexed printed advertisement at and for the sum of Eight Hundred and Fifty dollars, and upon the terms of the said printed advertisement

Witness my hand and seal this day and year above written

Witness }
Levi Vanforen Auct }

M. G. B. Rice 

Filed Jan'y 21st 1876